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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481297

Prepared by and return to:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.
229 Pensacola Road
Venice, FL 34285
(941) 256-3965

Doc Stamp-Deed: \$2,264.50

File Number: 2026-43

Consideration:\$323,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 16th day of April, 2026, between Rick C. Halpin and Lora L. Halpin, both individually and as Co-Trustees of the Halpin Joint Trust dated October 15, 2025, whose post office address is 12569 Palatka Drive, Venice, FL 34293, grantor, and Valerie Ann Berkley, Trustee of The Valerie Ann Berkley Revocable Trust dated January 13, 2021, whose post office address is 168 Forest Drive, Auburn, NH 03032, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseeth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, Sarasota County, Florida to-wit:

Lots 6980, 6981 and 6982, SOUTH VENICE, UNIT NO. 26, according to the map or plat thereof, as recorded in Plat Book 6, Page 73, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0452100052

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor Hereby Represents that they are the duly appointed and qualified Co-Trustees under the Halpin Joint Trust dated October 15, 2025, that in all things preliminary to and in and about this conveyance of the above referenced property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

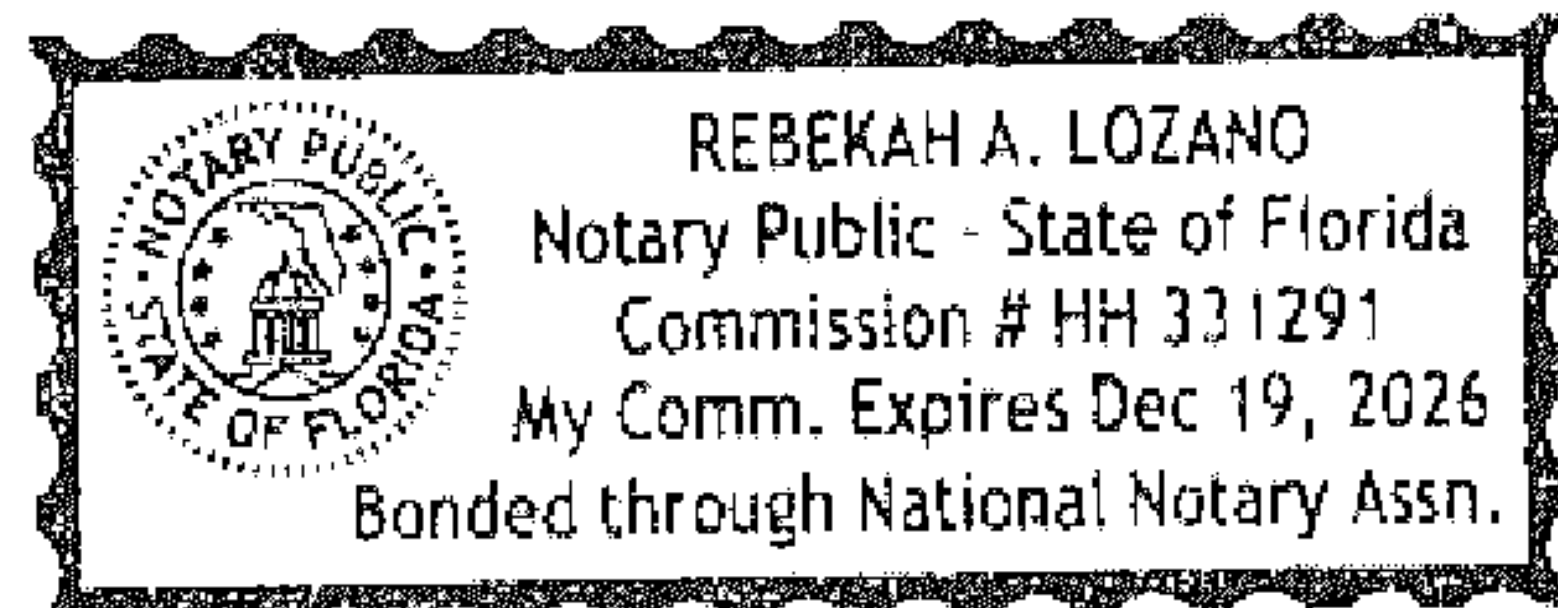
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 16th day of April, 2026.

<p><i>Signed, sealed and delivered in our presence:</i></p> <p><u>Brittany Coleman</u> Witness Printed Name: <u>Brittany Coleman</u> Address: <u>116 Ventosa Pl</u> <u>Nokomis FL 34275</u></p> <p><u>Rebekah A. Lozano</u> Witness Printed Name: <u>REBEKAH A. LOZANO</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u></p>	<p><u>Rick C. Halpin</u> Rick C. Halpin, Individually and as Co-Trustee of the Halpin Joint Trust dated October 15, 2025</p> <p><u>Lora L. Halpin</u> Lora L. Halpin, Individually and as Co-Trustee of the Halpin Joint Trust dated October 15, 2025</p>
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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April, 2026 by Rick C. Halpin and Lora L. Halpin, individually and as Co-Trustees of the Halpin Joint Trust dated October 15, 2025, who are personally known or have produced Driver's licenses as identification.

[Seal]



Rebekah A. Lozano
Notary Public
Print Name: _____
My Commission Expires: _____